

Comprehensive Planning

The Refresher Course

GMA born out of state
legislature's recognition the
unplanned and unchecked
development threatens our
Quality of Life

14 GMA goals (RCW 36.70A.020 & .480)

- Focus urban growth in urban areas
- Reduce sprawl
- Provide efficient transportation
- Encourage affordable housing
- Encourage sustainable economy
- Protect property rights
- Process permits timely & fairly
- Maintain & Enhance NR-based industries
- Retain open space & habitat, & Develop recreation
- Protect environment

GMA 14 Goals con't.

- Encourage public participation & regional coordination
- Ensure adequate public facilities & services
- Preserve historic resources
- Manage shorelines

All GMA Goals equal

- All goals equally important
- Up to County to determine how to balance them

King County Comprehensive Plan

March 2012

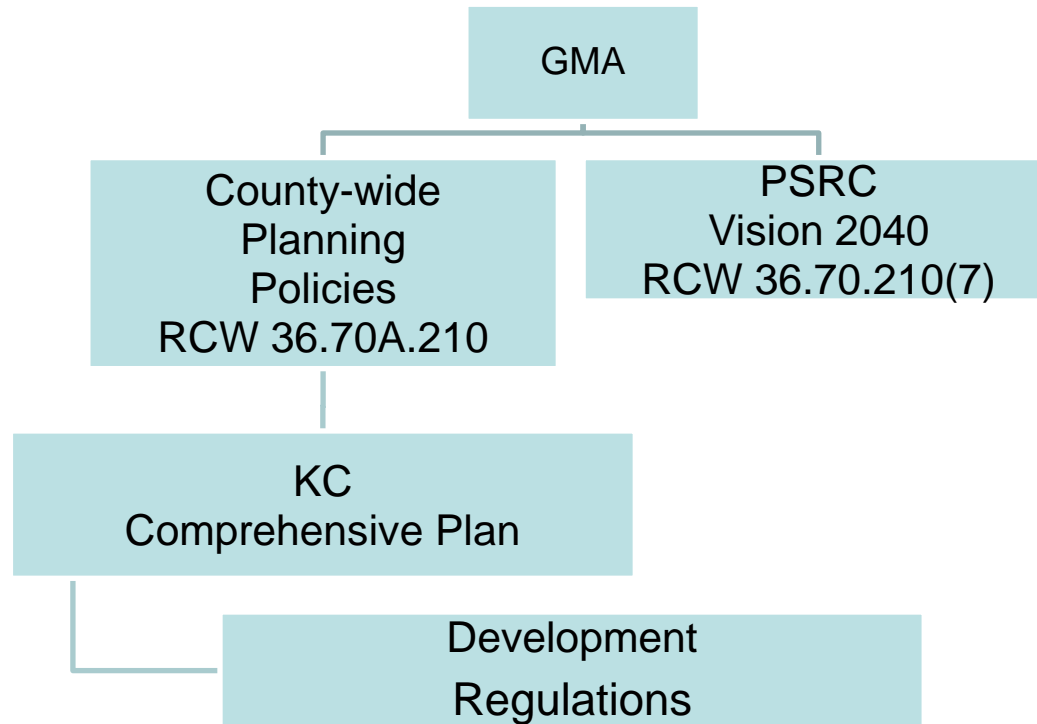
4 yr review begins again

- KC planning for growth since 1964
- 1985 - 1st Comp Plan with UGB
- 1994 - 1st Comp Plan adopted under GMA
- 2000 - 1st 4 yr cycle review of Comp Plan
- 2004 - 2nd 4 yr cycle review of Comp Plan
- 2008 – 3rd 4 yr cycle review of Comp Plan

Planning under the GMA

Hierarchy:

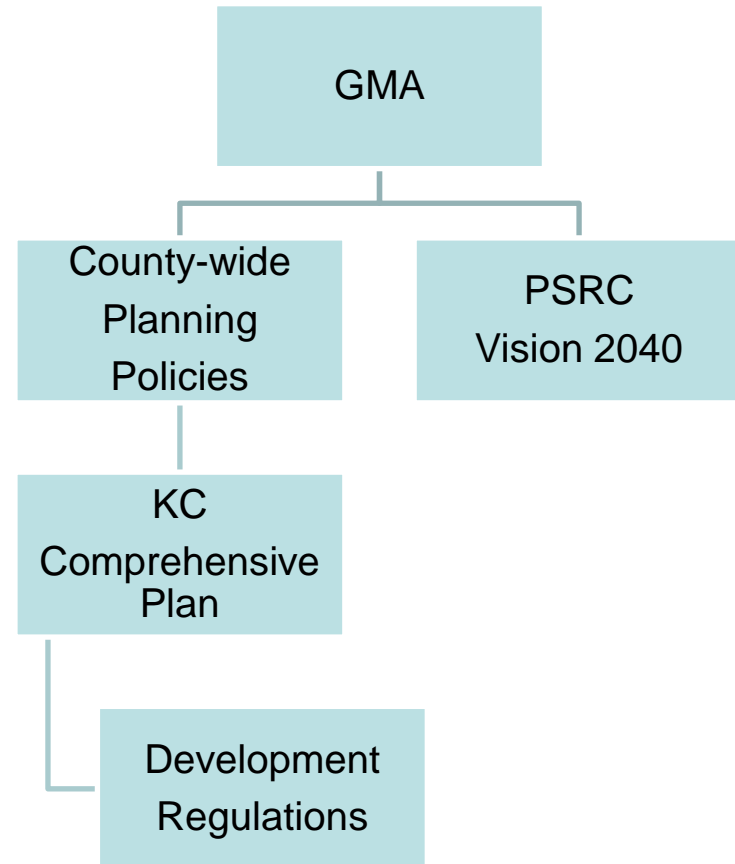
With each subordinate planning document to be consistent and coordinated with the one above



Role of Countywide Planning Policies

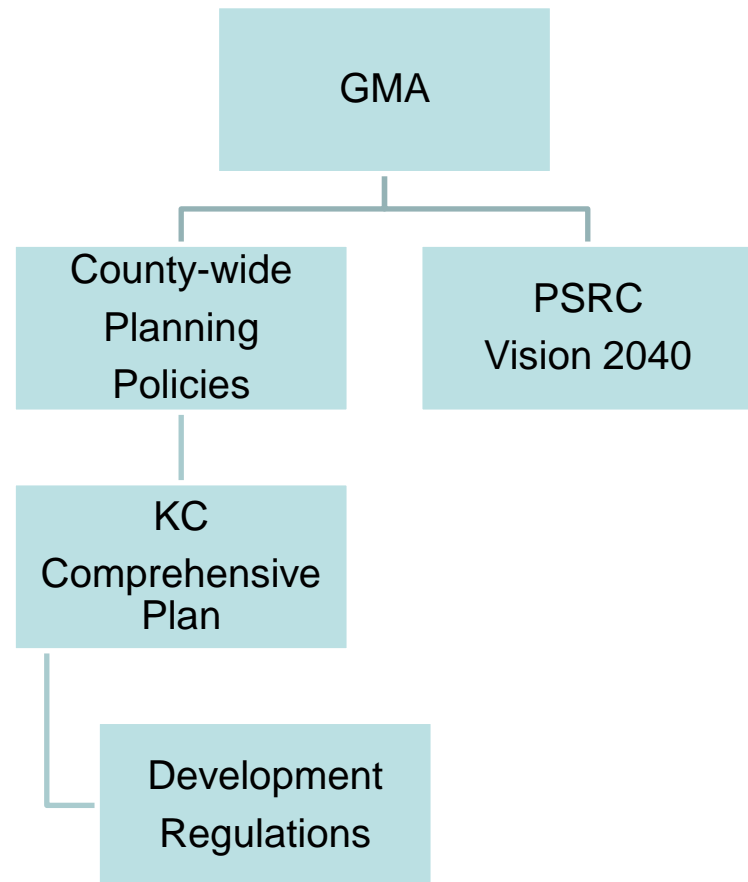
Framework for County and municipalities to:

- Designate UGA
- Site countywide or statewide facilities
- Coordinate for jointly planned urban growth (land capacity, population allocation, provision for public facilities and services)
- Plan for economic development & employment
- Plan for countywide transportation services



Role of PSRC/Vision 2040

- Regional agency charged with adopting regional planning (Vision 2040) and transportation policies
- Reviews CPPs for consistency with regional plan
- Certifies transportation element in Comp Plan consistent with regional plan
- Reviews LOS methodologies used in Comp Plan
- Distributes about \$160M in federal transportation funds each year



GMA Required Elements in Comp Plan

- Land use
- Housing
- Capital Facilities Plan
- Transportation
- Utilities
- Rural
- Economic
Development
- Parks and Recreation

Development Regulations

- Zoning/Land Use
- Plats and subdivision
- Concurrency
- Critical Areas (CAO)
- Impact Fees
- Shoreline Mgmt

GMA Mandated Consistency

- Internally within the Comp Plan
- CIP budgets to Comp Plan
- Development regulations to Comp Plan
- Proposed development projects with Comp Plan and development regulations

Comp Plan Amendments

- Generally, technical updates or corrections once a year
- Substantive policy review, including changes to UGB, every 4 years (2012)

Development Regulations Amendments

- Development regulations may be amended at any time, provided they are consistent with the Comp Plan
- Under Code, amendments to development regulations that substantively effect policy can only be addressed as part of the quadrennial review

Docket

- Continuously open
- June 30 is cutoff for request to be consider in next year's Comprehensive Plan review
- 2009-2011 dockets transmitted; total of 21 docket requests
- 5 docket requests addressed in the Executive's Proposed Comprehensive Plan Update